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# COMMONWEALTH of VIRGINIA

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## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

TO: Stakeholders

FROM: Emory Rodgers, Deputy Director  
Division of Building and Fire Regulation

DATE: May 7, 2012

SUBJECT: DHCD Workgroups for the 2012 Regulatory Process

There will be 4 DHCD Workgroups to start with the possibility there will be some sub- or ad-hoc committees to deal with a specific administrative or technical regulatory or code change issue.

**DHCD Workgroup I: Administrative and regulatory technical changes in the current 2009 USBC VCC, VRC, VMC, SFPC regulations; VADR/ADTAC regulations (amusement rides); VCS/BCAAC (certification requirements); IBSR (modular buildings); MHSR (manufactured housing); Related Laws; and, other state agency's regulations for functional design. Meet 4-5 times next 18 months.**

#### Pending Issues:

- HB 327 historic districts insert language USBC VCC/VMC passed
- HB316 USBC permit exemptions for cemetery structures tabled to allow stakeholders to participate in the regulatory process
- HB 1045 change 3 to 2 years for permit active time frame was suggested but tabled to give proponents chance to participate in the regulatory process.
- HB 1111 USBC VMC and SFPC overtime inspection fees passed
- HB 1292 SFPC review violation Section 111.1 to add right of appeals in some fashion but was tabled to have stakeholders to participate in the regulatory process for consensus solution
- HB 1293 SFPC review legislation for fees that can be charged to places of worship.
- HB152 SFPC Section 3301.2.4 Insurance for indoor/exterior fireworks and local increases was tabled to allow stakeholders to participate in the regulatory process for consensus solution

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- **HB 1294 review to ensure no impact on SFPC or USBC fees**
- **SFMO review current or new fees and inspection programs**
- **SFPC 3<sup>rd</sup> party inspections written policy and clarify SFMO can use 3<sup>rd</sup> parties**
- USBC VCC Sections 110.7/110.8/118.1 and VMC link to enforce void or inactive permits-Alexandria
- USBC 202 nightclubs TRB case on definition issue with “main use”.
- USBC VCC 102.3 exemptions review
- USBC VCC Section 103.10 review and consider adding AST’s and UST’s DEQ regulations
- USBC VCC 103.5 review #4
- USBC VCC appeals board annual meetings by web conferencing
- USBC VCC increase 200 to 256 square feet for permit exception of accessory buildings
- USBC VMC 105.3, A17.1.8.11 or 8.6 IPMC 606.1 and 606.3 requires maintenance control plan for elevators. Is this required by the VCC or VMC?
- USBC VCC 118.3 to delete statement on accepting or rejecting the notice of violation. Code change submitted.
- USBC VCC 110.6 considers requiring code official to advise permit applicant on expiration of the permit and need for inspection. Many localities do this to avoid appeals.
- USBC VCC/VRC review whether VRC is scoped for all alteration and VCC for new constructions and additions.
- USBC VMC review lead paint requirements coordination with DPOR/DOLI review VCC for permit lead including painting?
- USBC VMC/VCC 104, 113.7 and 36-105 elevator inspections/3<sup>rd</sup> party mandated and requiring visual 3<sup>rd</sup> party or mechanical contractor certifying ducts installed correctly unless doing duct testing.
- USBC VCC 202 clinic definition needs correlation with AHCF
- USBC VCC 202 SRCF group homes review to add other state agencies JJ, DOE.
- USBC farm building exemptions review A-3 occupancies.
- USBC VCC 202 places of worship, government buildings, educational facilities and assemblies occupancies (M, E, A, B, I and S) and for the ability to use as temporary winter shelters or for natural or manmade disasters.
- USBC VCC/VMC overcrowding and room sizes imported from VMC to the VCC
- USBC VMC heating and cooling dates review for flexibility
- USBC VMC and VCC review water damaged electrical equipment back-in-service. WG 3 to also discuss
- SCC red tag gas line and appliances Atomic Energy review. WG 4 to also discuss.
- USBC VCC/IBSR prefabricated sheds unregistered IBSR , pods and sea containers
- USBC and IBSR review for coordination and clarity in the use of administrative/technical provisions
- VADR existing fee increases of state-wide fees to allow local surcharge for higher pay salary localities.
- VADR new generator fee set state-wide
- VADR new rides regulates water balls, bull rides, zip lines, trains in-outside malls
- VADR define private events versus open to the public
- VADR allow 3<sup>rd</sup> party inspectors to obtain stickers
- VADR frequency of inflatable inspections

- VADR clarify and add state property and rides under the state building official to inspect and issue stickers
- VADR swimming pools/water parks/ICC pool code coordinate
- IBSR review med-cottages
- IBSR unregistered buildings review exemptions and if need to add bus stop. Change PODS to generic term
- IBSR review process of work found not to be in compliance by the building official and the set-up requirements enforcement.
- IBSR IT pods need requirements on how to be covered-PWC
- IBSR adjust fees for IRC to a fix fee and review other modular buildings fees including local permit fee can be % of IBSR fee
- IBSR change 90 days to one year for effective date for transition
- IBSR migrant residential buildings/VEC/DOLI regulations
- VCS and IA BCAAC report
- VCS should BHCD hold fact-findings on code enforcer's certifications
- VCS should new ICC certification exams be included in the JPVBCA as optional certifications or as equivalent for current certification exams approved by the BHCD. Review current ICC certification list.
- VCS add new module for sprinklers and fire alarm review for fire protection plan reviewer besides non-structural plan review. Discuss advanced courses and specialized training.
- USBC and installer contractors verification Section 108
- MHSR delete recreational vehicles issue with 400s.f.
- MHSR review with MHLTRF warranties and enforcement authorities for set-ups.
- MHSR review woodburning stoves
- MHSR, USBC and MHLTRF review links and authority issues
- Related laws update RDP and where required, AST and UST tanks

**1<sup>st</sup> meeting: September 13, 2012, VHC, 9:30a.m.**

**2<sup>nd</sup> meeting: December 13, 2012, VHC, 9:30a.m.**

**DHCD Workgroup 2: HJR 648 accessibility for existing buildings, IBC, IFC, IEBC, IECC, IGCC, ICC pool code, 2015 ICC codes, pending issues, SFPC IFC technical code changes and technical code changes submitted by individuals, associations, state agencies, Fire Services Board Code Committee, legislators, DHCD staff and the BHCD's CSC. Meet 4-5 times next 18 months.**

#### **Pending Issues:**

- HJR 648 proposed code changes accessible parking, certificate of occupancy full or partial, alteration priorities and universal design Type C dwelling units
- USBC VCC IBC review 2009 USBC technical amendments for deletions or changes such as 410.2 and elevator changes, 716.5.3
- USBC VCC NFPA 58 has retrofit for propane tanks over 4,000. Not enforceable unless adopted.
- USBC VCC Review 2012 IBC and 2015 IBC ALF changes for R-4 and I-1 with current USBC regulations of only 5 residents needing assistance. Coordinate with DSS UAS those residents with score rating of 4 or higher to I-2 and 3 or less I-1. DSS doing regulatory review. Compare with hospices-VDH.

- USBC IBC I-2 review 2015 code changes
- USBC VCC review child care regulations for coordination with DSS regulations.
- USBC VCC IFC review E review occupancy voice alarms scope and data.
- USBC VCC review fire area now includes outdoor areas like at Home Depot for height and area, sprinklers and plumbing fixtures
- USBC incidental and accessory uses review 2015 and does 2012 IBC work?
- USBC VCC IBC/ICC pool code review and coordinate with VDH pool regulations being revised same time to remove construction requirements. Allow natural barriers to be used for fences.
- USBC VCC 408.2 and holding cells/lock-ups for courthouses, police stations no overnight stays appearance in court in other occupancies like B. AIA
- USBC VCC 419 live-work units should they note R-3 or R-5
- USBC IBC 708.14 elevator lobbies look at 2015 code change to only require at 420 feet and with fire service or occupant load elevators. Coordinate current 2009 USBC exemption with 2012 IBC requirements for fire service and occupant evacuation elevators.
- USBC VCC review A-3 churches definition and A-3 church building used for other B or E occupancies along with area that can have 400 occupants by the design load/square footage, but the church wants modification for actual occupant load and not the design occupant load so that a 299 limit can be posted to avoid sprinklers and where the church is less than 12,000s.f. TRB case.
- USBC VCC/VDH abortion clinics changes coordinate with USBC functional design
- USBC VCC IBC 903.2.8 review submitted code change TRB interpretation
- USBC review 2015 ICC PMGCAC FCAC and BCAC code changes for possible 2012 USBC inclusion.
- USBC IBC review earthquake requirements.
- USBC Chapter 57 DEQ new regulations retrofit for Fairfax tank farm correlation necessary, related laws review
- USBC IBC/IFC review .25 permissible fireworks storage limits in M and B occupancies.
- USBC Accessible scope for recreational areas fishing piers, golf facilities and boat slips, etc review
- USBC review Panini grills for requiring a Type 1 hood. WG 4 review too
- USBC VCC SFPC 2703 control areas and are they retroactive for existing buildings?
- USBC VCC and VRC review for VCC all new construction and VRC all alterations and renovations. Review 2015 IBC/IEBC code changes.
- USBC review IECC and IGCC what to incorporate into USBC such as the standards for 40% to net zero energy usage
- USBC IBC 1103.2.8 review worship ceremonies for accessibility
- USBC VCC IECC review smoke control systems and elevator lobby/shaft pressurizations for conflicts
- USBC VCC IECC exterior lighting requirements review covered and exempted exterior lighting requirements
- USBC VCC IECC review energy cost budget and 90.1 Appendix G for applicability and use
- USBC IECC 404.1 discuss lamps and fixtures increased from 50% to 75%.
- **SFPC VDH review generator testing requirements**
- **SFPC review ICC FCAC 2015 code changes related to operational, fire prevention and maintenance matters**

- SFPC I-1 and I-2 review fire drills changes in number, assemble point, weather conditions
- SFPC placarding coordination with USBC both for unsafe buildings
- SFPC IFC I-1 and R-2 newly introduced furniture review
- SFPC sky lanterns review if need clarification TRB ruling
- USBC/SFPC review electric and hydrogen vehicles storage and fueling
- SFPC IFC TRB F3406.6.2.1 and F3811.2.1 case on propane and fuel trucks parking in residential areas
- Review major 2012 ICC model codes for changes such as UL285 for water barriers over 40 feet that is mostly always combustible and covers construction types 1 to 4. 2015 FS 148 and 147 that passed, but may need amount allowed.

**1<sup>st</sup> meeting: August 23, 2012, VHC, 9:30a.m.**  
**2<sup>nd</sup> meeting: November 8, 2012, VHC, 9:30a.m.**

**DHCD Workgroup 3: IRC including IRC trades and energy provisions. Meet 3-4 times next 18 months.**

- USBC/IRC technical amendments delete or change R401.3, R602.10 wall bracing simpler model. R612.2 window sills, R703.7 veneers, M1502.4.4.1 duct length, P2601.2, P2903.5
- USBC IRC E for attic installation increased to R-46 and attic hatch door nearly impossible to do R-38
- USBC IRC southern pine devaluation review to add into span charts
- USBC IRC R403.1 scope for stone footings
- USBC IRC deck guards
- USBC IBC/IRC bed and breakfasts review 5 bedrooms and 10 guest limits for R-3/ R-5. SFM believes some occupant limit should be set on the 5 bedroom scope. Review two 2015 code changes.
- USBC IRC habitable attic definition allows what under IBC is 4<sup>th</sup> story
- USBC IRC arc-fault devices review. Also, in IBC for R occupancies.
- USBC IRC M conditioned spaces, crawl space supply and exhaust requirements-Robertson
- USBC IRC fuel gas CSST bonding review
- USBC IRC open porch includes roof clarify
- USBC IRC E and IECC sizing of HVAC system and manual J clarify
- USBC IRC remediation requirements review some think the testing strips too expensive and not reliable readings
- USBC IRC heat pump thermostats review
- USBC IRC fireplace not allowed in basements IECC 403 and gasket doors
- Review all 2009 IRC technical amendments
- Review major 2012 code changes with cost estimates and 2015 IRC code changes

**1<sup>st</sup> meeting: June 14, 2012, Virginia Housing Center, 9:30a.m.**  
**2<sup>nd</sup> meeting: September 27<sup>th</sup>, 2012, VHC, 9:30**

**DHCD Workgroup 4: IPC, IMC, IFGC and NEC. Meet 3 times next 18 months.**

**Pending Issues:**

- USBC VCC technical amendments review especially rainwater, gray and reclaim water provisions Appendix C. Need to review IGCC water conservation provisions. One issue was holding tanks size. IPC doesn't allow reclaim water to be used inside building?
- USBC VCC grease interceptors and cross-connection continue to be coordination issues with IPC requirements and what local water authorities want to enforce on new and existing owners and businesses. Would MOA be possible to resolve technical and enforcement issues DEQ/DHCD/Locals?
- USBC IPC T403.1 marinas bathroom review and VDH has requirements by number of boat slips
- USBC IPC/IBC VDH wells for hospital for emergency use only, but stalemate as state and federal standards say need to be water work operation
- USBC VCC IMC CO alarms check our requirements with ICC 2012 and 2015 standards
- USBC IPC/ IFC/IRC solar panels and guards necessary
- USBC VCC IFGC/IFC 2012 standards purging lines 406.7
- USBC VCC IMC/IFC hoods for churches and other occupancies. TRB case interpretation for occasional cooking and need for an expensive Type I hood system. Continues to come up yearly
- USBC VCC IPC review 601, 608.6.1 waterworks 604 hot water dispenser
- USBC IMC ducts beyond 75 feet sprinkler protection review
- USBC IMC sections 504.6.2, 412.6, 621.2, 403.6 ASTM D2513 and 507
- USBC IMC and IECC factory wood burning fireplaces gasket doors
- USBC NEC arc fault devices
- Review major 2012 changes
- New issues

**1<sup>st</sup> meeting: May 30<sup>th</sup>, 2012 Virginia Housing Center 9:30a.m.**  
**2<sup>nd</sup> meeting: Early 2013**